



# PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201  
October 11, 2022 - 6:00 PM

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## MINUTES

Email public comments to: [publiccomment@cityofsalida.com](mailto:publiccomment@cityofsalida.com)

Please register for the Planning Commission meeting:  
<https://attendee.gotowebinar.com/rt/1909092342220683277>

### CALL TO ORDER BY CHAIRMAN – 6:00 PM

### ROLL CALL

### PRESENT

Chairman Greg Follet  
Vice-Chair Francie Bomer  
Commissioner Judith Dockery  
Commissioner Giff Kriebel  
Commissioner Michelle Walker  
Alternate Commissioner Aaron Derwingson  
Commissioner Brian Colby  
Alternate Commissioner Laura Atwood

### APPROVAL OF THE MINUTES

1. September 26, 2022 - Draft Minutes

Motion made by Vice-Chair Bomer, Seconded by Commissioner Colby.  
Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery,  
Commissioner Kriebel, Commissioner Walker, Commissioner Colby, Alternate  
Commissioner Atwood

### THE MOTION PASSED.

### UNSCHEDULED CITIZENS: NA

### AMENDMENT(S) TO AGENDA: NA

### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- |   |  |
|---|--|
| A. Open Public Hearing                      | E. Public Input                          |
| B. Proof of Publication                     | F. Close Public Hearing                  |
| C. Staff Review of Application/Proposal     | G. Commission Discussion                 |
| D. Applicant's Presentation (if applicable) | H. Commission Decision or Recommendation |

2. **Major Impact Review - 505 Oak Street Planned Development and Major Subdivision**

(Continued from the September 26, 2022 Planning Commission Meeting)

The request is for approval of a Major Impact Review for a Planned Development Overlay and Major Subdivision for the 2.09 acre parcel located at 505 Oak Street. The parcel is zoned Commercial (C-1) with the Highway 291 Established Commercial Overlay. Below are the requests:

**A:** Major Impact Review approval of a Planned Development Overlay for the following deviations to the Dimensional Standards:

**Maximum Density-** The applicants are requesting a 19% increase in density.

**Minimum Lot Frontage** - The proposed lots all front on a private HOA maintained road and not on a public street as required.

**Highway 291 Established Commercial Overlay** - The request is for the apartments to be allowed as a use by right.

**Minimum Lot Size** - Reduced minimum lot size for the proposed multi-family lots 11-17.

**B.** Approval of a Major Subdivision to subdivide the above described 2.09 acre property into 18 residential lots.

**A.** Open Public hearing – 6:03 pm

**B.** Proof of Publication -

**C.** Staff Review –

Planner Jefferson, reviews the application and recommends to Planning Commission add a condition to include the trail access on the subdivision plat and a shared access with the City of Salida Fire Department. Another condition will be to receive required approval of that access prior to development from CDOT.

Planner Jefferson recommends approval of the proposed planned development and approval of a major subdivision subject to the proposed conditions and added conditions mentioned above.

Commission asked the following:

- Why the apartments needed the eight lots?
- What were the updates on the proposed fire department
- How does the HOA fee factor in for the inclusionary housing units?
- What the landscaping plans are?

Attorney Williams, stated that the past inclusionary housing language used for Holman was deemed in conflict with state laws. Recommends that the city attorney propose language for City Council for the affordable housing units for the HOA.

- About parking in relation to how wide the street and where the duplexes are.
- Access for emergency vehicles
- Clarification on CDOTs role in approval
- How is the utility and stormwater easement addressed?
- Should the developer have asked for a rezone instead?

**D.** Applicant's Presentation:

John Diesslin and Brian Cook were present to speak. John Diesslin clarified about driveways and parking.

Commission asked about the plan for the apartments, who manages them and what the long term plan was.

Diesslin answered about the apartment management, spoke to the landscaping plan and the energy plan.

Commission talked about adding a condition to the subdivision that lots 11-17 remain rentals, if the owner wants to condominiumize then they would have to come before commission.

Attorney Williams said that if the developers agree with this condition it could go into the agreement.

Commission asked about:

- The size of the apartments
- The estimated price of the homes and apartment rentals
- Whether they thought the requirements for stormwater retention were sufficient?
- Retention plans and gas plans

**E.** Public Input –

Bonnie McDonald spoke about her traffic concern.

Director Almquist addresses her traffic concerns.

**F.** Close Public Hearing – 7:01 pm

**G.** Commissioner Discussion –

Commission discussed concerns about density and rezoning.

**H.** Commission Recommendation –

**A.** 505 Oak Street Planned Development –

Motion made by Vice-Chair Bomer to recommend City Council approve the 505 Oak Planned Development application with the conditions recommended by staff, Seconded by Commissioner Dockery.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Alternate Commissioner Atwood, Commissioner Colby

**THE MOTION PASSED.**

- B.** 505 Oak Street Major Subdivision – Motion made by Vice-Chair Bomer to recommend City Council approve the 505 Oak Major Subdivision subject to the 505 Oak Street Planned Development becoming effective, with the conditions recommended by staff and the following additional conditions:

2B to show the trail access on the plat,

2C, to add that there will be architectural elements on the windows and doors to break up the façade

7. The City attorney shall propose language about the appropriate share of inclusionary housing HOA unit dues and assessments so as to unencumber the deed restricted buildings.

8. The developer agrees to work with the City regarding the joint access along the south side of the property.

9. The developer voluntarily agrees to add language to the Subdivision Improvement and Inclusionary Housing agreement that lots 11 through 18 remain rental buildings or request Planning Commission approval to condominiumize any of buildings in the future.

Seconded by Commissioner Colby.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery,  
Commissioner Kriebel, Commissioner Walker, Alternate Commissioner Atwood,  
Commissioner Colby

## **THE MOTIONS PASSED.**

## **UPDATES**

Director Almquist provided updates to the Planning Commission.

## **COMMISSIONERS' COMMENTS**

**ADJOURN** - With no further business to come before the Commission, the meeting adjourned at 7:17 pm